



Wrights
01225 755553

Westmead Crescent, Trowbridge, Wiltshire, BA14 0LY

£340,000

Situation

The property is situated within a popular residential development off of Silver Street Lane, on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools, a one stop convenience store and a popular public house.

Southwick Country Park is just under a mile away offering free access to over 100 acres of countryside walks and a small animal park. The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Extended three/four bedroom semi detached property

Two spacious reception rooms

Well appointed kitchen/breakfast room

Utility room

Ground floor and first floor shower rooms

Study/forth bedroom on the ground floor

Gas central heating and PVCu double glazing

Driveway parking and integrated garage

Generous enclosed garden

Popular residential development of Silver Street Lane



This extended and well presented three/four bedroom semi detached property is situated on a popular, well established residential development off of the sought after Silver Street Lane in Trowbridge.

The ground floor of the property offers a lounge, spacious dining/family room, a well appointed kitchen/breakfast room, utility room, study/bedroom four, a shower room and integrated garage. On the first floor there are three bedrooms and a shower room.

Features include gas central heating, PVCu double glazing, driveway parking in front of the garage and a generous enclosed garden to the rear and side of the property. Internal viewing recommended!

The property comprises

Ground Floor

Entrance Porch

With composite front door and obscured PVCu double glazed window to the front, wood flooring and wall mounted gas boiler.

Lounge

15' 6" x 16' 11" (4.73m x 5.16m) max

With radiator, electric fire with surround, stairs to the first floor and PVCu double glazed window to the front.

Dining/familyRoom

18' 11" x 8' 7" (5.77m x 2.61m) max

With radiator and PVCu french doors opening onto the rear garden.

Kitchen/Breakfast Room

21' 4" x 8' 2" (6.50m x 2.50m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated double eye level electric oven and microwave, ceramic hob with extractor hood over, integrated dishwasher, one and a half bowl sink/drainer unit, space for American style fridge/freezer, radiator and PVCu double glazed window to the rear.

Utility room

With tiled flooring, base unit with worktop over, sink/drainer unit, space for washing machine and tumble drier, radiator, PVCu double glazed window to the rear and PVCu back door opening onto the rear garden.

Shower Room

With white suite comprising shower enclosure with electric shower, W.C and hand basin, inset ceiling spotlights and obscured PVCu double glazed window to the side.

Study/bedroom 4

8' 4" x 7' 1" (2.54m x 2.16m)

With wood laminate flooring, radiator and PVCu double glazed window to the side.

First Floor

Landing

With linen cupboard, loft hatch and PVCu double glazed window to the side.

Bedroom 1

12' 0" x 9' 5" (3.67m x 2.88m) plus alcove

With radiator and PVCu double glazed window to the front.

Bedroom 2

10' 4" x 9' 9" (3.16m x 2.96m) plus storage cupboard

With radiator, built in storage cupboard and PVCu double glazed window to the rear.

Bedroom 3

8' 8" x 7' 2" (2.63m x 2.18m)

With radiator and PVCu double glazed window to the front.

Shower Room

With white suite comprising quadrant shower enclosure with mains shower, close coupled W.C and hand basin, radiator, fully tiled walls and obscured PVCu double glazed window to the rear.

Externally

To the front

A gravelled driveway provides off road parking in front of the garage, next to an area laid to lawn. A gate provides access to the rear garden.

Garage

17' 2" x 8' 6" (5.24m x 2.60m)

With power, light, up and over door to the front, side door and internal door to the study/bedroom 4.

To the rear

The enclosed garden offers a spacious area laid to lawn, an area laid to patio with a wooden pergola and a raised decking area. There is also a sunken pond and a garden shed. A gate provides access to the front of the property.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as freehold.

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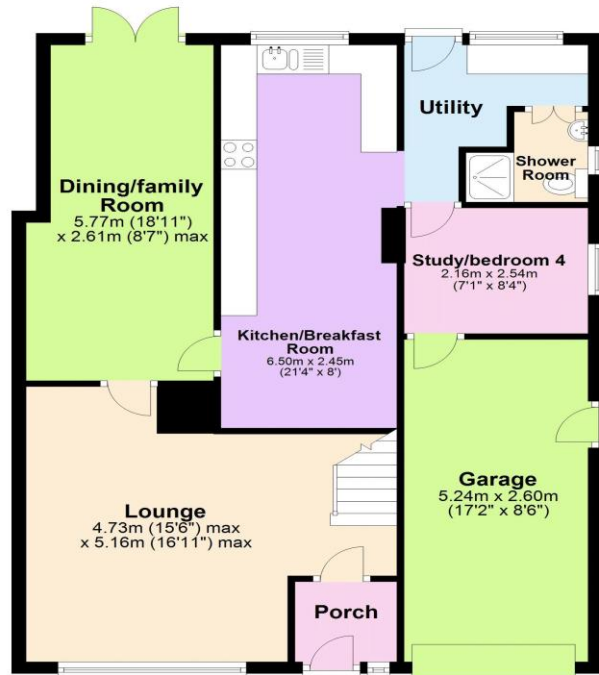
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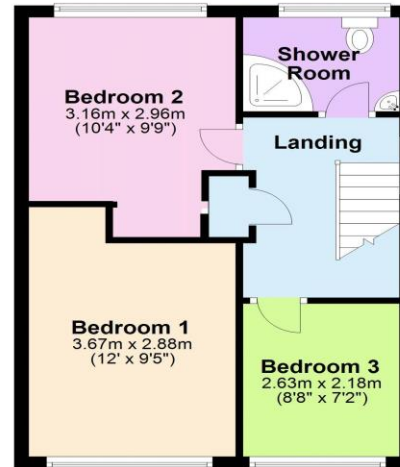
Ground Floor

Approx. 81.1 sq. metres (872.7 sq. feet)

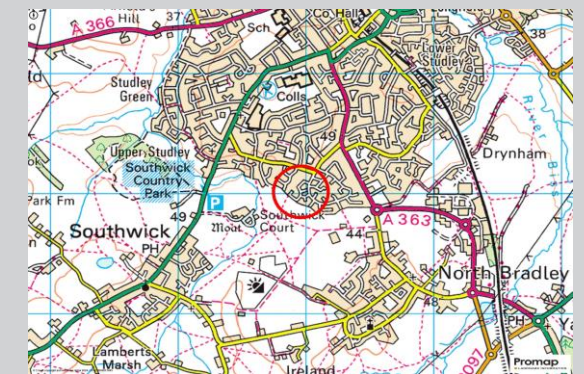
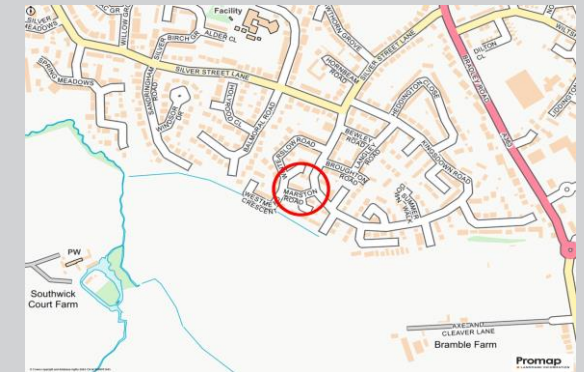


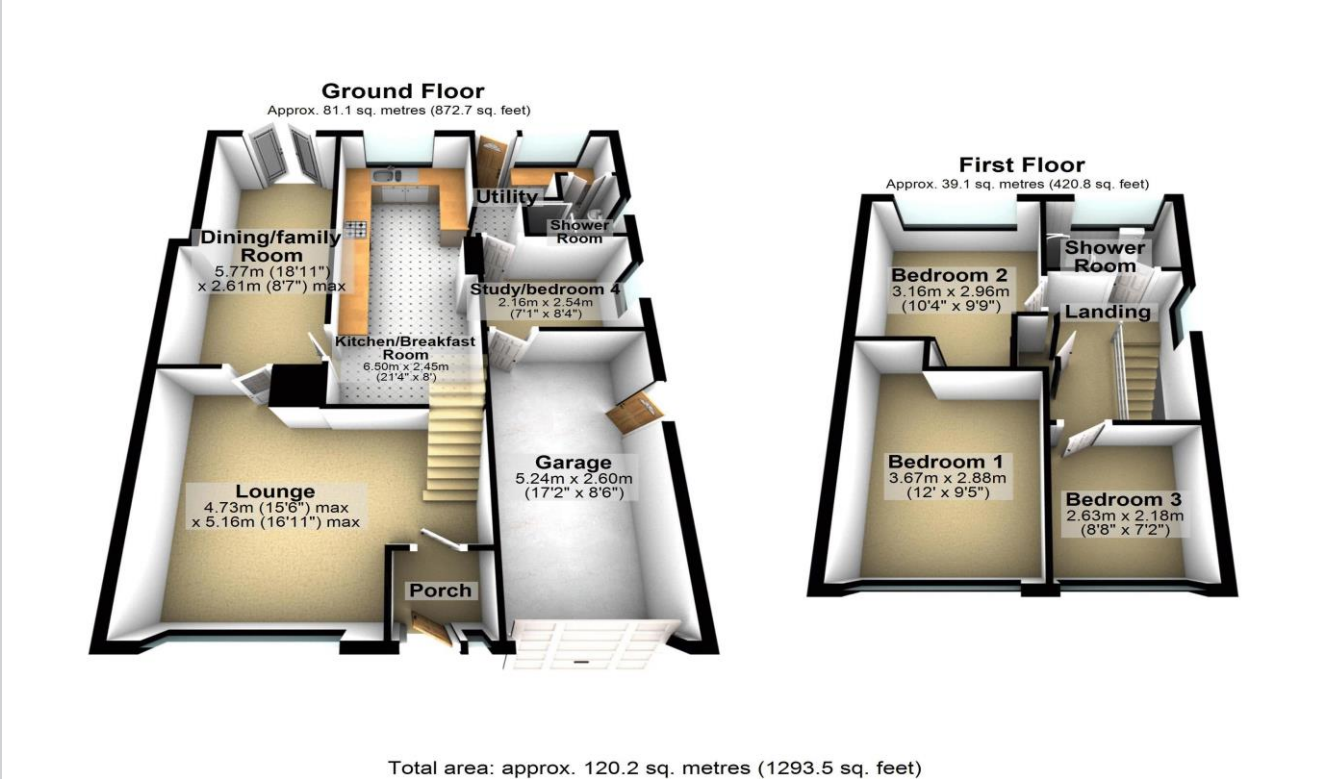
First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)







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Disclaimer

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